

MOTION BY SUPERVISOR MICHAEL D. ANTONOVICH

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The La Vina housing development in Altadena was built pursuant to entitlements received from the County which included a tract map, conditional use permit and specific plan. Since the inception of the La Vina project, the community and the County have always anticipated that public equestrian/hiking trails would traverse the project since the proposed trails through La Vina were identified in the applicant's original applications, discussed at public hearings, and required under various County approvals.

The La Vina project entitlements specifically require the dedication of the equestrian and hiking trail easements and the constructions of the trails on open space lots which form a ring around the developed area of the project. To date, these easements have not been granted nor have the trails been built despite the best efforts of County staff and other interested parties. The open space lots are now owned by the La Vina Homeowners' Association. The Homeowners Association has been notified by the County that since they now own the open space properties, they are required by the entitlements to dedicate the trail easements. The La Vina Homeowners Association continues to deny it has a legal obligation to convey easements for the trails to be constructed on Homeowners' Association property. The attitude of the Homeowners' Association Board has often been hostile and uncooperative in dealing with County staff.

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I have maintained a deep commitment to the Altadena community to take all available measures to ensure that the trails which were required by the La Vina entitlements, become a reality for the community. I have communicated directly to the residents of La Vina about my sincere hope that an amicable resolution could be achieved. In short, the entire Altadena community—neighbors, trail users, and La Vina home-buyers—has always anticipated that these equestrian/hiking trails would be constructed.

Although consideration of legal options is always a last resort, the actions of the homeowners' association representatives in denying their legal obligations and have left the County with no alternative. The County's dedication to securing these trails for public enjoyment is indicative of the County's desire to follow through on commitments to the community made many years ago.

I, THEREFORE, MOVE that County Counsel file a lawsuit on behalf of the County of Los Angeles against the La Vina Homeowners' Association and any other appropriate parties, and to exhaust available judicial or administrative remedies, to secure the dedication of the trail easements and the construction of the trails consistent with the La Vina entitlements.

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